



കേരള ഗസറ്റ് KERALA GAZETTE

അസാധാരണം EXTRAORDINARY

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GOVERNMENT OF KERALA

Local Self Government (RD) Department

NOTIFICATION

G.O.(Ms) No. 27/2024/LSGD.

S. R. O. No. 201/2024

Dated, Thiruvananthapuram, 22nd February, 2024
9nd Kumbham, 1199.

WHEREAS, the Government have sanctioned the Detailed Town Planning Scheme for Attingal Bus Stand and Environs under sub-section (3) of section 12 of the Town Planning Act, 1108 (IV of 1108) as per Order issued under G.O.(MS) No.117/83/LA & SWD dated 25th August,



1983;

AND WHEREAS, as per sub-section (1) of section 113 of the Kerala Town and Country Planning Act, 2016 (9 of 2016), the Town Planning Act, 1108 ME (IV of 1108) stands repealed;

AND WHEREAS, as per clause (ii) of sub-section (2) of section 113 of the Kerala Town and Country Planning Act, 2016 (9 of 2016), the sanctioned Detailed Town Planning Scheme for Attingal Bus Stand and Environs is deemed to be a Detailed Town Planning Scheme sanctioned under the Kerala Town and Country Planning Act, 2016 (9 of 2016);

AND WHEREAS, it is required to vary the said scheme for the purpose of making the land use zones compatible to the present development scenario to the extent possible as an immediate measure until the scheme is varied after detailed studies;

AND WHEREAS, the Attingal Municipal Council as per council resolution No. 5 dated 22nd July, 2019 and council resolution No.17 dated 28th July, 2020 has requested the Government to vary the said scheme;

NOW, THEREFORE, in exercise of the powers conferred by sub-section (3) of section 50 of the Kerala Town and Country Planning Act, 2016 (9 of 2016), the Government of Kerala, hereby, issue a notification varying the sanctioned Detailed Town Planning Scheme for Attingal Bus Stand and Environs to the extent required, after considering all the objections and suggestions received on the draft of the notification issued as notification No. 28/RD2/2021/LSGD dated 11th April, 2022 and published in the Kerala Gazette Extraordinary No. 1312 dated 22nd April, 2022 as required under the proviso to sub-section (3) of section 50 of the said Act.

ORDER

In exercise of the powers conferred by sub-section (3) of section 50 of the Kerala Town and Country Planning Act, 2016 (9 of 2016), the Government of Kerala, hereby, vary the Detailed Town Planning Scheme for Attingal Bus Stand and Environs sanctioned as per order under G.O.(MS) No.117/83/LA&SWD dated 25th August, 1983, which is deemed to be a Detailed Town Planning Scheme sanctioned under clause (ii) of sub-section (2) of section 113 of the Kerala Town and Country Planning Act, 2016 (9 of 2016), to the extent as indicated below, namely:-

VARIATION

In the said scheme,-

- I. for the title "REPORT ACCOMPANYING THE DETAILED TOWN PLANNING SCHEME FOR ATTINGAL BUS STAND & ENVIRONS", the title "REPORT



ACCOMPANYING THE DETAILED TOWN PLANNING SCHEME FOR ATTINGAL BUS STAND AND ENVIRONS (VARIATION)” shall be substituted;

- II. for the introductory paragraph and the entries thereunder, and for the sub-headings “Existing land use”, “Boundaries of the scheme”, “Survey numbers” and “Salient features of the scheme” and the entries thereunder the following shall respectively be substituted, namely:-

“CHAPTER 1

BRIEF DESCRIPTION OF THE SCHEME AREA

1.1 Introduction

The peculiar nature of urbanization in Kerala and its settlement pattern has been in focus and a subject of debate for a couple of decades now. The rural – urban continuum prevalent in the State has been responsible for the outreach of social infrastructure and services to almost all the population in the State resulting in high literacy, life expectancy, favourable sex ratio, better human resources, political awareness, public participation etc. Attingal is a Municipality in Thiruvananthapuram metropolitan area in Thiruvananthapuram District of Kerala State, India. It is the headquarters of Chirayinkeezhu Taluk. As per the Thiruvananthapuram District Urbanisation report, Attingal is classified as 2nd order settlement with semi-rural character and is a 2nd order node based on the commercial characteristics. The town has shifted its character from a predominant agriculture to a semi-rural character in past decade. The recent development trend of the Attingal Municipality denotes that within a few years, the semi-rural character of the town will completely change to urban character. Keeping the above trend in mind, it is necessary that a planned development must be done, in order to cope with the urbanisation trend.

As per the 2011 census, the population growth of the town is 4.6%. The growth when assessed is higher against the district growth which is 2.07%. The establishment of important educational institutions and commercial centres within the town makes it important node/urban centre in the district. At present, around 40% of the town has residential land use and it is expected to increase in the near future seeing the growth trend of the district. Inopportune planning has affected the development of the town to a large extent. In order to catalyse development, proper planning and development control are necessary for the town.

1.2 Sanctioned Detailed Town Planning Scheme for Attingal Bus Stand and Environs

For the development of the Attingal Bus Stand and Environs, Detailed Town Planning Scheme was prepared and accorded sanction as per G.O.(MS) No.117/83/LA&SWD dated 25th August, 1983, and the said scheme was notified under Section 8 of the Town Planning



Act, 1108, (IV of 1108) for the central area. The scheme area includes Attingal Village and Avanavanchery Village of Chirayinkeezhu Taluk. The total extent of the scheme is 40 Hectares (approximately) as per the sanctioned Detailed Town Planning scheme for Attingal Bus Stand and Environs.

1.3 Review of the existing sanctioned Detailed Town Planning Scheme

Development proposals of Sanctioned Detailed Town Planning Scheme for Attingal Bus Stand and Environs included:

1. Proposal for reservation for Transportation Terminal: For expansion of the Kerala State Road Transport Corporation bus stand, 0.88 hectares of land has been reserved which is opposite to Church of South India Mission Hospital.
2. Proposal for Municipal Bus stand: Land has been reserved for the purpose of a municipal bus stand in between National Highway-66 and Palace road.
3. Proposal for reservation of land for trade and commercial use: Land has been reserved for the purpose of trade and commerce use along the National Highway-66 and Palace road. A commercial centre of 0.28 hectare has been proposed near transportation garage.
4. Proposal for reservation of land for public and semi-public uses: For the public and semi-public uses 1.27 hectares has been earmarked.
5. Proposal for reservation of land for industrial uses: For small scale industrial use 1.08 hectares of land has been reserved.
6. Proposal for reservation of land for residential use: For public housing an area of 5.79 hectares has been earmarked.
7. Proposal for Road Widening: Roads that were proposed for widening as per the Sanctioned Detailed Town Planning Scheme are listed below in the TABLE 1.

TABLE 1

Proposed road widening as per Sanctioned Detailed Town Planning Scheme – 1983

Sl. No.	Name of the road	Proposed road widening as per the Sanctioned Detailed Town Planning Scheme
1	National Highway-66 (Main road)	21m
2	Palace road (Off take from National Highway-66 towards North West of the scheme map)	15m



3	V.V road (Off take from National Highway-66 towards North and continuation road of the scheme map)	9 and 7m
4	Ayilam Road (Off take from National Highway-66 towards South East of the scheme Map)	15m
5	Road connecting Palace road and Gramom road	7m
6	Road connecting Gramom road and National Highway-66 (partly new)	4m

8. Junction proposal: The palace road which is meeting the main road (National Highway) at an acute angle has been proposed to realign to form a junction with the road from Attingal Government College, in order to avoid traffic congestion in the main road.

9. Proposal for reservation of land for car parking: Car parking space measuring 0.05 hectare has been proposed in the area.

1.4 Level of implementation

A few of the proposals which are implemented as part of the Detailed Town Planning Scheme are Kerala State Road Transportation Corporation Bus stand, Municipal Bus Stand, Residential uses, Government College and commercial establishments, while some of the proposals such as land for industrial purposes and junction improvement were not materialised. The land originally reserved for the industrial purposes have now been developed as commercial, public and semi-public uses.

CHAPTER 2

NEED AND OBJECTIVES FOR VARIATION OF EXISTING SANCTIONED DETAILED TOWN PLANNING SCHEME

2.1 Need for Variation

Detailed Town Planning Schemes are prepared for specific areas needing priority attention and for specific sectors of development. Detailed Town Planning Scheme prepared for Attingal town was sanctioned in year 1983 with a vision to develop the undeveloped areas of the town. Some of the aspects which call for variation of the scheme are as follows;

2.1.1 Level of Implementation of the Scheme

There have been many developments within the Attingal town in past years but the trend of development of the town has deviated from the proposals of sanctioned Detailed Town Planning



Scheme for the town. A few of the proposals which are implemented as part of the Detailed Town Planning Scheme are Kerala State Road Transportation Corporation Bus stand, Municipal Bus stand, Residential uses, Government College and Commercial Establishments, while some of the proposals such as land for industrial purposes and junction improvement were not materialised. The land originally reserved for the industrial purposes have now been developed as commercial, public and semi-public uses. In order to regulate the future developments with due regard to the present trend, variation of the Scheme is inevitable. The existing scheme was prepared and sanctioned in the year 1983. It has been 41 years since the Detailed Town Planning Scheme for the Attingal Bus Stand and Environs was sanctioned. The town has been subjected to various development projects in the past years. Transportation means and modes, trade and commerce and even aspirations and needs of the public have changed in these 41 years. This also calls for the variation of the existing scheme.

2.1.2 Intense development of the Town Centre

The major existing land use in the planning area or the scheme area is residential (36.61%) and the second major is public/semi-public (24.18%). The public/semi-public land uses when accounted with the total land use of the municipality, is seen higher in the scheme area. College of Engineering Attingal (Institute of Human Resources Development) and Industrial Training Institute Compound forms a major share of public/semi-public use within this category. Commercial land use contributes about 12.60% of the total and is mainly concentrated along the transportation corridors. Transportation corridors and transportation hubs contributes about 16.77% of the land use. Even the scheme area shows predominant urban character, dry agriculture uses still exists in the area which accounts to about 8.73% of the total land use. Other land uses such as water body and hazardous uses contribute only a minor percentage of the land use share in the planning area. The land use breakup of the scheme area is shown in TABLE 2.

TABLE 2
Existing Land use Breakup

Existing Land use (Attingal Bus Stand and Environs)			
Sl.No.	Existing Land use	Area in Hectares	Percentage
1	Residential	12.703	36.61%
2	Commercial	4.373	12.60%
3	Dry Agriculture	3.029	8.73%
4	Public/Semi-Public	8.390	24.18%



5	Hazardous/Obnoxious	0.257	0.74%
6	Roads	3.836	11.06%
7	Transport use	1.982	5.71%
8	Water body	0.129	0.37%
Total		34.701	100.00%

Existing land use of the town centre shows that the area has intense development with town centre acting as the primary node in the Municipality. Thus considering this intense commercial development along the node particularly along the National Highway-66 and Palace road, the need for revision of scheme is inevitable.

2.1.3 Proposed Road Widening

Widening of National Highway-66 and Palace road are under the consideration of the Public Works Department. These two roads have been the main life line for the development of the town. Infrastructure facilities are always the back bone for the development. This proposal further increases the scope of developing the town centre into an urban node, which necessitates the need for mixed development.

2.1.4 Municipal Council Resolution

Attingal Municipal Council has passed Resolution dated 22nd July, 2019, to make variation in the existing Detailed Town Planning Scheme as per section 50 of the Kerala Town and Country Planning Act, 2016 (9 of 2016).

2.2 Objective of the Revised Detailed Town Planning Scheme and its Development Proposals

The objective of the scheme is to regulate the future developments of the area in a planned manner by promoting mixed development after considering the present and future development trends of the area. The development proposals envisaged for the Attingal Bus Stand and Environs is done considering the current development trends and future development prospects of the town. With growing urbanisation and the town being an important functional node in the district makes it necessary to make potential development proposals for the town. The area of the scheme is in fact, the central business district of the town and hence timely development changes are to be done to catalyse the progressive growth of the town. The development proposals suggested for the scheme are;

2.2.1 Promoting mixed use developments

The present development trend of the town indicates that, reserving land for a dedicated use in this area is not advisable. It has been 41 years since the existing Detailed Town Planning Scheme was



published and the area has transformed constantly owing to the development trends, hence promoting a mixed development is the feasible proposal that can be adopted in this area. National Highway-66 being the main transit corridor along this area, would act as a catalyst for the mixed development in this area which in turn necessitates the need for its widening.

2.2.2 Proposals for road widening

As per the traffic studies conducted by National Transportation Planning and Research Centre (NATPAC) it is seen that the traffic volume is higher in the town area. The influence of continuous cross movements of heavy buses along the National Highway-66 at the two existing bus stations namely Kerala State Road Transport Corporation Bus Station and Private Bus Station and the frequent cross movement to and fro from the Kerala State Road Transport Corporation garage creates traffic congestion and conflicts in the town. Heavy demand of pedestrian cross movement across the highway and 4 arm junctions near Kerala State Road Transport Corporation garage at continuous intervals irrespective of peak and non-peak time also increases the traffic congestion in this area. When analyzing the traffic volume of National Highway -66, it is seen that the present capacity of the road is insufficient to meet the traffic and as a result, traffic congestion has been increasing to a great extent.

In order to reduce the traffic congestion along the National Highway-66, one-way system of traffic has been adopted for the town. Vehicles are diverted along the palace road and National Highway-66 for to and fro movement. With Attingal town serving as a transit node for Thiruvananthapuram State Capital and Kollam District Town, it is high time that these roads be widened, considering the increasing traffic volume in future years. Proposed roads for widening are indicated in the below table;

TABLE 3

Proposed Road widening (Revised Detailed Town Planning Scheme)

Sl.No	Name of the road	Proposed road widening as per Sanctioned Detailed Town Planning scheme	Proposed Road width as per Revised Detailed Town Planning scheme after variation
1	NH-66 (Main road)	21m	21m
2	Palace road (Off take from National Highway-66 towards North West of	15m	15m



	the scheme)		
3	V.V road (Off take from National Highway-66 towards North East and continuation road of the scheme map)	9m and 7m	9m and 7m
4	Ayilam Road – (Kollamcode – Avanavanchery Road) – (Off take from National Highway-66 towards South East of the scheme map)	15m	15m
5	Road connecting Gramom road and National Highway-66 (partly new)	4m	4m

2.2.3 Realignment of Town junction and Junction Improvement

As per the sanctioned Detailed Town Planning Scheme, it was proposed to widen the V.V Road and form a 4-legged junction connecting V.V Road, Palace Road and National Highway-66. As per the current scenario, changing the existing junction to 4-legged junction as proposed in the sanctioned scheme seems impractical as junction improvement is implemented at another section through Road Improvement Programme. Hence this proposal is revised as a three-leg intersection connecting V.V.Road and National Highway. The revised Detailed Town Planning Scheme proposed to retain the existing junction which connects Palace Road and Ayilam Road with National Highway-66, where Junction improvement is implemented. The Junction is to be improved by introducing traffic calming measures and pedestrian safety to reduce vehicle conflict points and accident risk such as (i) Pedestrian Zebra crossing to be provided in the junction (ii) Pedestrian footpath of 1.8m width to be provided on both sides of the road within the Right of Way and (iii) Road surface markings are to be introduced for traffic safety.

2.2.4 Proposed Land use for Attingal Bus Stand and Environs (Variation)

The main objective of the revised Detailed Town Planning Scheme is to have a proper and planned development of the town centre. As the town has been rapidly transforming owing to the development trends, reservation of land for a particular nature of use is not really feasible within the centre, hence to develop the land along the main roads as Mixed Land Use would help the town in coping with the present and future development trends. The identified zones for mixed use development are (i) Mixed Zone up to 100m to be provided along both sides of National Highway-66 (ii) Mixed Zone up to 100m to be provided along both sides of the Palace Road (iii) Mixed Zone



up to 100m to be provided along both sides of the Ayilam Road.

Apart from Mixed Land Use, other land uses within the scheme includes Residential, Public/semi public, Transportation uses and Water bodies. When land use percentage is accounted Mixed Land Use forms the major land use within the scheme followed by Residential and Public/Semi Public respectively.

2.2.4.1 Survey numbers under Mixed Use

The following survey numbers of the Scheme that is included in the Mixed Land Use Zone;

- Attingal Village Survey No: 1623, 1624, 1625, 1626, 1627, 1628, 1629, 1630, 1633, 1634, 1635, 1636, 1639, 1640, 1642
- Avanavanchery Village Survey No. 1339, 1340, 1341, 1342, 1344, 1345, 1346, 1347, 1348, 1416, 1417, 1418, 1419, 1420, 1421, 1422, 2149.”;

III. Under the heading “THE SCHEME”, for paragraphs 1 to 9 “Title, Definitions, Responsible Authority, Area of Scheme, Execution of Scheme, Streets, Submission of layout plans, Approval of Layout Plan, Reservation of land & Zoning” the following shall be substituted, namely:-

“CHAPTER 3

DETAILED TOWN PLANNING SCHEME RULES FOR ATTINGAL BUS STAND AND ENVIRONS (VARIATION)

3.1 Title

This scheme may be called the Detailed Town Planning Scheme for Attingal Bus Stand and Environs (Variation).

3.2 Definitions

In this scheme,

- a. “Act” means the Kerala Town and Country Planning Act, 2016 (9 of 2016);
- b. “Building Line” means the line up to which the plinth of a building adjoining a street or an extension of a street or a future street may lawfully extent. It includes the line prescribed, if any, in a town planning scheme in force in the area beyond which no portion of the building may extend except as prescribed in the prevailing building rules;
- c. “Chief Town Planner” means the Chief Town Planner to Government of Kerala;
- d. “Council” means the council of Attingal Municipality;
- e. “Date of the Scheme” means the date of issue of notice in Form XIII in the Kerala Government Gazette under Rule 14(4) of the Kerala Town and Country Planning (Preparation and Sanctioning of Detailed Town Planning Scheme) Rules, 2021;



- f. “Government” means the Government of Kerala;
- g. “Map” means the map annexed to the scheme;
- h. “Municipality” means the Attingal Municipality;
- i. “NH” means National Highway;
- j. “NHAI” means National Highway Authority of India;
- k. “Responsible Authority” means the Secretary, Attingal Municipality;
- l. “Rule” means rules made under sub-section (1) of section 112 of the Kerala Town and Country Planning Act, 2016;
- m. “Schedule” means a schedule appended to the scheme;
- n. “Scheme” means the Detailed Town Planning Scheme for Attingal Bus Stand and Environs;
- o. “SH” means State Highway;
- p. “Street” means a private street or a public street, synonymous with road and giving access to more than one plot or one building;
- q. “Town Planner” means District Officer of the Kerala State Town Planning service having jurisdiction over the area;

3.3 Area of the scheme

The area to which the scheme applies shall be within the inner edge of the boundary lines (dots marked in the map). The extent of the Scheme area is approximately 40 Hectares.

3.4 Boundaries of the scheme

The boundaries of the Detailed Town Planning Scheme are as described under:

I. North: Avanavanchery Village survey numbers;

* 1103, 1105, 1107, 1106, 1090, 1091, 1339 and 1340

II. East: Avanavanchery Village survey numbers;

* 1089, 1088, 1344, 1345, 1347, 1348, 1357, 1356, 1415, 1421, 1422 and 2149

III. South: Attingal Village survey numbers;

* 1632, 1637, 1638, 1639, 1642 and 1643

IV. West: Attingal Village survey numbers;

* 1614, 1623, 1624, 1631, 1633, 1645

Avanavanchery village survey number;

* 1339

3.5 Survey Numbers of the Detailed Town Planning Scheme

The following survey numbers of Attingal village and Avanavanchery village in Chirayinkeezhu



Taluk are included in the scheme.

Attingal Village Survey Number:

* 1614, 1623, 1624, 1625, 1626, 1627, 1628, 1629, 1630, 1631-part, 1632-part, 1633, 1634, 1635, 1636, 1637, 1638, 1639, 1640, 1641, 1642, 1643, 1644, 1645

Avanavanchery Village Survey Number:

* 1088, 1089, 1090, 1091, 1103, 1104, 1105, 1106, 1107, 1108, 1339, 1340, 1341, 1342, 1343, 1344, 1345, 1346, 1347, 1348, 1356, 1357, 1415, 1416, 1417, 1418, 1419, 1420, 1421, 1422, 2149

3.6 Zoning Regulations

1. All future developments shall be in conformity with the provisions of the “Detailed Town Planning scheme for Attingal Bus Stand Area and Environs (Variation)”. All development and constructions within the planning area boundary prescribed in the Scheme shall also conform to Building Rules in force, the Coastal Zone Regulations, the Kerala Conservation of Paddy Land and Wetland Act, 2008 (28 of 2008), restrictions imposed by the Aircrafts Act, 1934 (Central Act 22 of 1934), notification under the Ancient Monuments and Archaeological Sites and Remains Act, 1958 (Central Act 24 of 1958) and other statutes if any applicable.

2. For the implementation and enforcement of the proposals envisaged in this scheme, area is divided into different zones viz; (i) Residential (ii) Mixed Zone (iii) Public/Semi Public Zone (iv) Transport Use Zone (v) Water bodies (vi) Roads (vii) Proposed road widening (viii) Proposed road.

Details regarding the nature of the uses ‘Permitted’, uses ‘Restricted’ and uses ‘Prohibited’ in each zone are presented in the Table 4. These regulations shall be enforced in conjunction with other specific provisions, if any, mentioned elsewhere in the scheme.

3. Uses ‘permitted’ in a zone cover the uses that can be normally accommodated in the relevant zone. Such uses may be permitted by the responsible authority.

4. In some cases, it may be possible to permit some other uses also, which are not likely to affect the quality and environment in a zone specified for a particular use. Such cases have to be individually studied based on their performance characteristics and special location factors. Such cases which come under this category are classified as “Uses Restricted”. Restricted-1 category deals with the uses that shall be restricted by the responsible authority with the concurrence of the Town Planner, Restricted-2 category deals with the uses that shall be restricted by the responsible authority with the concurrence of the Chief Town Planner.

5. “Uses prohibited” enlists the various objectionable uses in each zone which shall not be



permitted under normal circumstances.

6. If any portion of a zone is put to a “Uses prohibited” as stated in sub-para (5), before the sanctioning of the scheme, such use shall be termed as non-conforming use. A non-conforming use may be allowed to continue in its existing location and essential repairs and maintenance for the structure may be permitted by the responsible authority, provided that the said use create no adverse environmental influence in the zone and comply to other applicable statutes. Addition, alteration or reconstruction, if found necessary as part of any mitigation measures may be permitted for such uses by the responsible authority with the concurrence of the Town Planner.

7. Existing areas and structures of archaeological importance, agricultural uses and religious uses may be retained in all the zones and shall not constitute non-conforming uses.

8. Regulation of constructions and/or land developments on the sides of new roads/roads proposed for widening as per the Detailed Town Planning Scheme shall be governed by the detailed road alignments in the scheme map.

9. Expansion of existing Public and Semi-Public institutions to adjacent plots shall be permissible even if such plots are zoned for other uses subject to the provisions of the Kerala Conservation of Paddy Land and Wet Land Act (28 of 2008) and other statutes in force, if any applicable.

10. Constructions and/or land developments, if any, in paddy lands and in wet lands, shall be strictly in conformity with the Kerala Conservation of Paddy Land and Wet Land Act, (28 of 2008) in force in the State.

11. The Government shall have the power to issue clarifications in respect of technical interpretations, if any, required in any of the provisions of the scheme in consultation with the Town Planner concerned.

12. Any use not specified either in the ‘uses permitted’ or ‘uses restricted’ category of a particular use zone, but which is of a similar nature to any use permitted or restricted in that particular use zone, can be considered by the Secretary, with the concurrence of the Town Planner.

13. Constructions on plots which are zoned as Water bodies in the Detailed Town Planning Scheme shall be governed by revenue records and, if applicable, in conformity with the Kerala Conservation of Paddy Land and Wet Land Act, 2008 (28 of 2008) in force in the State. In case, if such plot does not come under Water bodies as per the revenue records the responsible authority may grant permission with concurrence of the Town Planner.

14. Only the existing public and semi-public areas has been included in the public and semi-



public use zone of the proposed land use Map and no new area has been included in this zone. The public and semi-public zones are limited to the boundary of the plot with existing public and semi-public uses. In case any adjacent plots which are marked as public and semi-public zone in the map but not under the public and semi-public use shall be considered to be included in the adjacent zone as per proposed land use map. In such cases, each case has to be examined individually and concurrence of the Town Planner shall be obtained.

15. The building line in respect of all the streets shall be as shown in the Proposed Land Use (Variation) Map.

3.6.1 General Guidelines

(1) Silence Zone, as prescribed by the Noise Pollution (Regulation and Control) Rules, 2000 under the Environment (Protection) Act, 1986 (Central Act 29 of 1986) and its subsequent amendments, shall be applicable to the area under this scheme.

(2) Large Scale development proposals in an area not less than 1 hectare, exceeding an investment of Rs.50 Crores, which provide direct employment (after commissioning of the project) to the tune of not less than 500 may be permitted in all zones other than water bodies, subject to the recommendation of a committee to be constituted by the Government for this purpose, under the Chairmanship of the Secretary, Local Self Government Department, consisting of the Chief Town Planner, the Secretary of Attingal Municipality as members and Town Planner as Convenor, satisfying the following conditions:

- a. The developer shall produce project cum feasibility report and environmental impact assessment report, if required, obtained from the Ministry of Environment and Forests, Government of India, to the Convenor of the committee, 15 days in advance of the committee meeting.
- b. The developer shall produce before the committee, all required clearances from the State and Central Government agencies concerned.
- c. Adequate provision shall be made for supporting infrastructure such as water supply, Sewerage, Solid Waste Management etc.. Separate sewage treatment plant and solid waste management measures shall be provided and maintained by the developer at his/her cost.
- d. Adequate Memorandum of Understanding between the developer and Secretary of Local body concerned shall be undertaken to bring this into effect.
- e. Minimum access width shall be 10 metre.
- f. The project shall be completed within a period of 3 years if not specified otherwise.

(3) For every development, that happens and warrants trees to be cut atleast same number of trees



shall be planted, maintained and brought up within the plot.

(4) Every building shall be provided with appropriate technique such as Pipe composting/Biogas plants/vermi-composting etc., for processing organic waste at source itself. Proper drawings shall be supplemented with the building permit applications.

(5) Permitted, Restricted and Prohibited Uses in Various Zones are tabulated below.

TABLE 4
Zoning regulations

Sl. No.	Uses Permitted	Uses restricted – 1	Uses restricted – 2	Uses Prohibited
1.0	Residential Zone			
	All Residences including apartments, Night Shelters, Orphanages, Old Age Homes, Dharmasala, Residential Quarters	Ashram/Mutt/Madrassa/building for religious uses	Public utility buildings other than those included in permitted use	
	Transmission, Telecommunication towers, Wireless stations			
	Creche, Day care centers, Nursery			
	Schools, Kindergarten, Anganwadis, Primary – Upper primary schools upto higher secondary schools, educational institutions.			
	Health institutions essentially serving the needs of residential community such as dispensaries, clinics			

Any other use not specified



(OP), Diagnostic centers, etc., and having a Built Up area not more than 200 Sq.m.

Shops, professional offices, banks & other financial institutions, restaurants, hotels- limiting Built up area upto 200 Sq.m.

Cottage Industries, Service Industries of non-nuisance Nature (See Annexure-I), with built up area upto 200 sq. m.

Automobile workshops for two/three wheelers- Built up area up to 200 Sq. m. (Provided that the access road has a width of 5m minimum)

Assembly halls, auditorium, Wedding halls, Community halls, Exhibition halls, Libraries, Gymnasium, Conference halls-Built up area upto 200 Sq. m.

Utility installations and civic amenities essentially serving the



residential community
such as Police Station,
Post Office, Telephone
Exchange, Electric Sub
Station, Fire Station

Small service industries Non-Nuisance type of service
of non-Nuisance nature industries engaging not more
not engaging more than than 10 workers with power
3 workers with power limited to 10HP or 20 workers
limited to 3 HP or 6 without power installation
workers without power.

Provided that the access road has a width of 8m minimum (Existing/Proposed)

Lodges, Dormitories,
Hostels, Tourist homes,
Hotels, Guest houses –
Built up area upto 1000
sq. m.

Hospitals, Health Petrol filling stations, fire
centers – upto 10 beds stations, Gas godowns

Extension of existing
medical institutions

Shops, Banks, Financial
institutions, Private
institutions, Restaurants
– Built up area up to
300 Sq. m.

Theatres, Cinema halls,
Assembly halls,
Auditoriums, Marriage
halls, Community halls,
Exhibition Centers,
Libraries, Gymnasiums,

Any other use not specified



Conference halls-Built
up area upto 500 Sq. m.

2.0

Public/Semi Public zone

Local/State/Central Cremation
Government/Public ground/Crematorium, Burial
Sector Offices, any Ground, Burial Graves
other public uses and its
allied uses
Public Utility Buildings
Additions and
alterations to the
existing buildings and
addition of new blocks
without altering the use,
Buildings for incidental
uses
Waste treatment systems

3.0

Mixed Zone

Any plot having Mixed Use Zone upto 75% of the plot area indicated as per the Detailed Town Planning scheme, shall have the advantage of using the entire plot for uses permitted/restricted as the case may be, in Mixed Zone.

All uses permitted in All uses restricted-1 in All uses Any other use
Residential, Public- Residential and Public-Semi restricted-2 in not specified in
Semi Public Uses Public Uses Residential and Residential and
Public, Semi- Public-Semi

Shops, Shopping Shrines/Religious institutions Multiplex Any other use
complex, Shopping complex under not specified
mall, Multiplex, Hyper Group-J
market, Restaurants, occupancy of
Hotels, market Kerala
Municipality
Building



Rules, 2019

Professional offices,
 Commercial
 offices/institutions,
 Banks,
 Financial/Banking
 institutions, IT software
 units, Cinema halls,
 Auditorium, Marriage
 halls, Community halls.
 Godown/Warehouse/storage Fuel filling stations
 age, handling and
 stacking of risk free
 objects/products,
 Stacking yard
 Gymnasium, Yoga
 centers
 Cottage industries,
 Automobile workshops,
 Automobile service
 stations, Cold storage,
 Saw mill, Weigh bridge,
 Printing press, I.T
 hardware/Electronic
 industries,
 Marble/granite cutting,
 storage centers. Non-
 Obnoxious and Non-
 Nuisance type of
 industries (Annexure-1)
 Built up area upto 300
 Sq.m.



Extension of existing
 residences, Dwelling
 units, Commercial
 spaces on the ground
 floor of apartments/flats,
 Hostels, Boarding
 house, Lodges, Guest
 houses,
 Ashram/Mutt/Madrasa.
 Transmission,
 Telecommunication
 towers, Wireless stations
 Social welfare centers,
 Libraries, Reading
 rooms, Exhibition
 centers, Art gallery and
 Museum, Convention
 centers
 Clinic, Diagnostic
 centers, Hospitals,
 Health centers – Upto
 50 beds
 Tot lots, Parks, Play
 grounds, Fair grounds,
 Open Air Theatres
 Parking plaza, Transport
 terminal
 Waste treatment systems
 Non-Nuisance type of
 service industries
 employing not more
 than 20 workers and



using 30 HP motors

Provided that the access road has a width of 12m minimum (Existing/Proposed)

Hospitals, Health
centers

Any other use
not specified

Outdoor games stadium

4.0

Transportation use Zone

Transportation terminal Buildings and spaces for
and its allied public uses, Fuel filling
constructions stations

Shops, Restaurants and Shops, Restaurants and
Canteens related to Canteens related to
Transportation terminal Transportation terminal –
– Built Up area upto 300 Built Up area above 300 Sq.
Sq. m. m.

Staff quarters, Offices, Container Terminals

Guest houses related to

Transportation terminal

Transmission,

Telecommunication

towers, Wireless stations

Parking area/Plaza,

Auto/taxi/jeep stand

Construction and usage

related to Rail

transportation

Any other use not specified

5.0 Water bodies

Retaining walls, Fish
farming

Any other use
not specified” .”;

IV Paragraphs 10 to 20 “Acquisition of land, Disposal of Land, Building line, Boundary Walls, Open space requirement, Off-street parking, Height of the buildings, Sanitation and drainage, Reconstitution of boundaries, Advertisement, Claims for compensation” shall be omitted;

V for paragraph 21 “Claims for betterment” the following paragraph shall be substituted,



namely:-

“21. Development charges and User fee: The Municipality may levy and collect Development charges or User fee for any developments carried out in the scheme area; or services or amenities provided in the scheme area, as per section 83 and 85 of the Act and the rules, if any, made under section 112 of the Act.”;

VI Paragraph 24 “Time of execution of Scheme” shall be omitted;

VII for paragraph 25 “Penalty” the following paragraph shall be substituted, namely:-

“25 Penalty: Any person who commits or knowingly permits a breach of any of the provisions of the scheme or who neglects or fails to comply with any of the provisions of the Scheme or any orders, conditions, proceedings, restrictions, limitation or terms made or imposed under or in pursuance of any of the provisions of the scheme, the rules or the Act shall on conviction be punished in accordance with section 68 of the Act.”;

VIII for ANNEXURE-I, the following ANNEXURE shall be substituted, namely:-

“ANNEXURE – I

List of non-obnoxious and non-nuisance type of industries

1	Assembly of air coolers/conditioners, repairing and servicing
2	Assembly of bicycles, baby carriages and other small non motorizing vehicles
3	Bailing (hydraulic press) of waste papers
4	Bio fertilizer and bio-pesticides without using inorganic chemicals
5	Biscuits trays etc from rolled Polyvinyl Chloride (PVC) sheet (using automatic vacuum forming machines)
6	Blending and packing of tea
7	Block making of printing without foundry (excluding wooden block making)
8	Chalk making from plaster of paris only casting without boilers etc., (sun drying/electrical oven)
9	Compressed oxygen gas from crude liquid oxygen (without use of any solvents and by maintaining pressure and temperature only for separation of other gases)
10	Cotton and woollen hosiers making (Dry process only without any dying/washing operation)
11	Diesel pump repairing and servicing (complete mechanical dry process)
12	Electric lamp (bulb) and Compact Fluorescent Lamp (CFL) manufacturing by assembling only
13	Electrical and electronic item assembling (completely dry process)



14	Engineering and fabrication units (dry process without any heat treatment/metal surface finishing operations/painting)
15	Flavoured betel nuts production/grinding (completely dry mechanical operations)
16	Fly ash bricks/block manufacturing
17	Fountain pen manufacturing by assembling only
18	Glass ampules and vials making from glass tubes
19	Glass putty and sealant (by mixing with machine only)
20	Ground nut decorticating
21	Handloom/carpet weaving (without drying and bleaching operation)
22	Leather cutting and stitching (more than 10 machine and using motor)
23	Manufacturing of coir items from coconut husks
24	Manufacturing of metal caps containers etc
25	Manufacturing of shoe brush and wire brush
26	Medical oxygen
27	Organic and inorganic nutrients (by physical mixing)
28	Organic manure (manual mixing)
29	Packing of powdered milk
30	Paper pins and u clips
31	Repairing of electric motors and generators (dry mechanical process)
32	Rope (plastic and cotton)
33	Scientific and mathematical instrument manufacturing
34	Solar module non-conventional energy apparatus manufacturing unit
35	Solar power generation through solar photovoltaic cell, wind power and mini hydel power (less than 25 MW)
36	Surgical and medical products assembling only (not involving effluent/emmission generating processes)
37	Aluminium utensils from aluminium circles by pressing only (dry mechanical operation)
38	Ayurvedic and homeopathic medicines (without boiler)
39	Bakery/confectionery/sweets products
40	Bi-axially oriented Polypropylene (PP) film along with metalizing operations
41	Biomass briquettes (sun drying) without using toxic hazardous wastes
42	Blending of melamine resins and different powder, additives by physical mixing
43	Brass and bell metal utensils manufacturing from circles (dry mechanical operation)



	without re-rolling facility)
44	Candy
45	Cardboard or corrugated box and paper products (excluding paper or pulp manufacturing and without using boilers)
46	Carpentry and wooden furniture manufacturing (excluding saw mill) with the help of electrical (motorized) machines such as electrical wood planner, steel saw cutting circular blade, etc.
47	Cement products (without using asbestos/boiler/steam curing) like pipe, pillar, Jafri, well ring, block/tiles etc. (should be done in closed covered shed to control fugitive emissions)
48	Ceramic colour manufacturing by mixing and blending only (not using boiler and waste water recycling process)
49	Chilling plant, cold storage and ice making
50	Coke briquetting (sun drying)
51	Cotton spinning and weaving (small scale)
52	Dal Mills
53	Decoration of ceramic cups and plates by electric furnace
54	Digital printing on Polyvinyl Chloride (PVC) clothes
55	Facility of handling, storage and transportation of food grains in bulk
56	Flour mills (dry process)
57	Glass, ceramic, earthen potteries, tile and tile manufacturing using electrical kiln or not involving fossil fuel kiln
58	Glue from starch (physical mixing) with gas/electrically operated oven/boiler.
59	Gold and silver smithy (purification with acid smelting operation and sulphuric acid polishing operation) (using less or equal to 1 litre of sulphuric acid/nitric acid per month)
60	Heat treatment with any of the new technology like ultrasound probe, induction hardening, ionization beam, gas carburizing etc.
61	Insulation and other coated papers (excluding paper or pipe manufacturing)
62	Leather foot wear and leather products (excluding tanning and hide processing except cottage scale)
63	Lubricating oil, greases or petroleum based products (only blending at normal temperature)



64	Manufacturing of pasted veneers using gas fired boiler or thermic fluid heater and by sun drying
65	Oil mill Ghani and extraction (no hydrogenation/refining)
66	Packing materials manufacturing from non-asbestos fibre, vegetable fibre yarn
67	Phenyl/toilet cleaner formulation and bottling
68	Polythene and plastic processed products manufacturing (virgin plastic)
69	Poultry, Hatchery and Piggery
70	Power looms (without dye and bleaching)
71	Puffed rice (muri) (using gas or electrical heating system)
72	Pulverization of bamboo and scrap wood
73	Ready mix cement concrete
74	Reprocessing of waste cotton
75	Rice mill (Rice hullers only)
76	Rolling mill (gas fired) and cold rolling mill
77	Rubber goods industry (with gas operated baby boiler)
78	Saw mills
79	Soap manufacturing (hand made without steam boiling/boiler)
80	Spice grinding (>20 HP motor)
81	Steel furniture without spray painting
82	Steeping and processing of grains
83	Tyres and tube retreating (without boilers)
84	Chilling plant and ice making without using ammonia
85	CO2 recovery
86	Distilled water (without boiler) with electricity as source of heat
87	Manufacturing of optical lenses (using electrical furnace)
88	Mineralized water
89	Tamarind powder manufacturing
90	Cutting, sizing and polishing of marble stone
91	Emery powder (fine dust of sand) manufacturing
92	Fly ash export, transport and disposal facilities
93	Mineral stack yard/Railway sidings
94	Oil and gas transportation pipeline
95	Seasoning of wood in steam heated chamber
96	Synthetic detergent formulation



97	Tea processing (with boiler)
98	Food and food processing including fruits and vegetable processing
99	Jute processing without dyeing
100	Synthetic detergents and soaps (excluding formulation)
101	Cotton spinning and weaving (medium and large scale)
102	Almirah, Grill Manufacturing (Dry Mechanical Process)
103	Automobile servicing, repairing and painting (excluding only fuel dispensing)
104	Ayurvedic and homeopathic medicine
105	Dairy and dairy products
106	Fermentation industry including manufacture of yeast, beer, distillation of alcohol (Extra Neutral Alcohol)
107	Ice cream
108	Industry or processes involving foundry operations
109	Modular wooden furniture from particle board, Medium Density Fibre board, swan timber etc, Ceiling tiles/partition board from saw dust, wood chips etc., and other agricultural waste using synthetic adhesive resin, wooden box making (With boiler)
110	Non-alcoholic beverages (soft drink) and bottling of alcohol/non-alcoholic products
111	Paint blending and mixing (Ball mill)
112	Printing press
113	Cashew nut processing
114	Coffee seed processing

Note: Uses of similar nature which are not included in the above list may be permitted with the concurrence of the Town Planner.”;

IX. after ANNEXURE-I, under the heading, “S C H E D U L E S”,

- (a) Item I shall be omitted;
- (b) in item II, for the words, symbol and figures “Form No. 11” the word, symbol and numerals “FORM-VI” shall be substituted;
- (c) in item III, for the words, symbol and figures “Form No. 8” the word, symbol and numerals “FORM – III” shall be substituted;
- (d) in item IV, for the words, symbol and figures “Form No.10” the word, symbol and



numeral “FORM-V” shall be substituted;

(e) in item V, for the word, symbol and figure “form No.9” the word, symbol and numerals “FORM-IV” shall be substituted;

X SCHEDULE I shall be omitted;

XI. for SCHEDULE-II the following SCHEDULE shall be substituted, namely:-

“SCHEDULE II

FORM-VI

DETAILED TOWN PLANNING SCHEME FOR ATTINGAL BUS STAND AND ENVIRONS
(VARIATION) ESTIMATE OF THE COST OF SCHEME

[See rule 7(a) (x) of the Kerala Town and Country Planning (Preparation and Sanctioning of the Detailed Town Planning Scheme) Rules, 2021]

Debits			Credits		
Sl. No.	Item	Approx. Cost (Rs)	Sl. No.	Item	Expected Revenue (Rs)
1	2	3	4	5	6
1	Acquisition of land and buildings etc.,	-	1	Government grants, local body own fund & other contributions	-
2	Preparation of layout plans, building plans, other important drawings, conduct of detailed survey etc.,	-	2	Sale proceeds of land and buildings	-
3	Other improvements	-	3	Accounts debitable to other departments	-
4	Miscellaneous	-	4	Miscellaneous	-
	Grand Total	Nil		Grand Total	Nil .”;

XII. for SCHEDULE -III the following SCHEDULE shall be substituted, namely:-

“SCHEDULE III

FORM - III

DETAILED TOWN PLANNING SCHEME FOR ATTINGAL BUS STAND AND ENVIRONS



(VARIATION)

LIST OF NEW STREETS AND PROPOSED WIDENING OF EXISTING STREETS

[See rule 7(a)(vii) of the Kerala Town and Country Planning (Preparation and Sanctioning of the Detailed Town Planning Scheme) Rules, 2021]

Sl. No.	Name of the Road and Distinguishing letters	Situation	New road or Widening	Length of the road in meters	Width of the road in meters	Distance of building line in meters	Remarks
1	2	3	4	5	6	7	8
1	NH-66 (AA)	NH-66 at the middle of the scheme map	Widening	935	21	30	To be done by P.W.D
2	Ayilam road (BB)	Off take from NH-66 towards south east	-do-	225	15	21	-do-
3	Palace road (B1B1)	Off take from NH-66 towards north west	-do-	360	15	21	-do-
4	V.V.Clinic road-Part 1 (CC)	Off take from NH-66 towards north	-do-	170	9	15	To be done by the municipality
5	V.V.Clinic road-Part 2 (DD)	Continuation road CC towards north	-do-	260	7	10	-do-



6	EE	Connecting Partly new Gramom road and NH-66	335	4	4	-do-
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.”.

XIII for SCHEDULE IV the following SCHEDULE shall be substituted, namely:-

“SCHEDULE IV
FORM-V

DETAILED TOWN PLANNING SCHEME FOR ATTINGAL BUS STAND AND ENVIRONS
(VARIATION)

LIST OF LAND PROPOSED TO BE RESERVED FOR THE DETAILED TOWN PLANNING
SCHEME

[See rule 7 (a) (ix) of the Kerala Town and Country Planning (Preparation and Sanctioning of the
Detailed Town Planning Scheme) Rules, 2021]

Sl. No.	Locality	Reference marking on the scheme map	Approximate area in Hectares	Purpose for which area to be reserved	Remarks
1	2	3	4	5	6

All land within the area of the scheme shall be treated as land reserved for the respective use zone as indicated in the Proposed Land use (Variation) Map of the Detailed Town Planning Scheme for Attingal Bus stand and Environs (Variation)

.”;

XIV for SCHEDULE-V the following SCHEDULE shall be substituted, namely:-

“SCHEDULE V
FORM-IV

DETAILED TOWN PLANNING SCHEME FOR ATTINGAL BUS STAND AND ENVIRONS
(VARIATION)

LIST OF LAND PROPOSED TO BE ACQUIRED FOR THE DETAILED TOWN PLANNING
SCHEME

[See rule 7 (a) (viii) of the Kerala Town and Country Planning (Preparation and Sanctioning of the
Detailed Town Planning Scheme) Rules, 2021]

Purpose	Referenc	Mode of	Details of land included	Brief	Remarks
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for which land to be acquired	e to marking on the Detailed Town Planning Scheme Map	acquisiti on of land proposed /Suggested	Name of Village (s)	Block number and revenue ward numbers/nam e of desham included (wherever applicable)	Survey/Re survey numbers	description of the buildings, structures etc., within the land	
1	2	3	4	5	6	7	8

NIL

”.

XV. for the existing Map “DTP SCHEME FOR ATTINGAL BUS STAND AND ENVIRONS” the Map “the Proposed Land Use (Variation) for the Detailed Town Planning Scheme for Attingal Bus Stand and Environs”, shall be substituted.

By order of the Governor,
Dr. Sharmila Mary Joseph,
Principal Secretary to Government.



Explanatory Note

(This does not form the part of the notification, but is intended to indicate its general purport)

The Government as per order issued under G.O. (MS) No. 117/83/LA&SWD dated 25th August, 1983 have sanctioned the Detailed Town Planning Scheme for Attingal Bus Stand and Environs under sub-section (3) of section 12 of the Town Planning Act, 1108 ME (IV of 1108). As per sub-section (1) of section 113 of the Kerala Town and Country Planning Act, 2016 (9 of 2016), the Town Planning Act, 1108 ME (IV of 1108) stands repealed. As per clause (ii) of sub-section (2) of section 113 of the Kerala Town and Country Planning Act, 2016 (9 of 2016), the sanctioned Detailed Town Planning Scheme for Attingal Bus Stand and Environs is deemed to be a Detailed Town Planning Scheme, sanctioned under the said Act.

The Attingal Municipal Council as per council resolution No. 5 dated 22nd July, 2019 and council resolution No. 17 dated 28th July, 2020 has requested the Government to vary the said Scheme. Hence the Government have decided to vary the said scheme for Attingal Bus Stand and Environs under sub-section (3) of section 50 of the above Act and issued a draft notification No. 28/RD2/2021/LSGD dated 11th April, 2022 and published in the Kerala Gazette Extraordinary No. 1312 dated 22nd April, 2022 inviting objections and suggestions thereby.

In compliance of the order of the Hon'ble Kerala Lok Ayukta dated 17th February, 2023 in I.A. No. 222/2022 in Complaint No. 140/2022 B, the Attingal Municipal Council vide Council Resolution No. 1 dated 22nd August, 2023 has decided to drop the proposal for widening the road connecting the Palace Road and the Gramom Road from 3 metres to 7 metres and to retain the width of the road as 3 metres itself. The Chief Town Planner has also recommended for the same.

Hence the Government after considering all the objections and suggestions received on the draft notification, decided to vary the said scheme by incorporating the above said notifications in the draft.

The notification is intended to achieve the above object.

